

Dear Committee,

I have a few thoughts on the matter of the Parliamentary inquiry into the use of private properties for short-term accommodation.

I feel that the short-term accommodation controversy has been blown way out of proportion. There are existing rules and regulations already in place that can be used to monitor short-term accommodation use.

Simply put, is the property in a location that is zoned for short-term letting? If not, short-term letting should not be permitted in that location. If the property is in a location that allows short-term letting, then the owners should be allowed to rent their property as they wish.

This can be determined simply by giving the owner of every potential short-term property a time frame to register their property for short-term accommodation use. One of the criteria in approving or denying the registration application would be the current zoning that the property is located in.

It is my understanding that it is already illegal to rent out a property for short-term accommodation in a residential zoned building/location. If these existing regulations were enforced, the online inventory for short-term accommodation would be reduced, thus solving the problem.

On another note, the measures proposed by the AHA are repressive and unfair. They want their competition to be monitored by different regulations than themselves. It does not solve the problem by establishing a limit as to the number of nights a property can be leased annually short-term or to establish a minimum length of guest stay. Virtually no guest stays in Perth a minimum of 14 nights while on a holiday. Would the AHA members wish to follow the same guideline?

If the private short-term accommodation market is such a threat as the AHA contends, why are new hotels being continuously opened in Perth? There are other reasons for poor hotel performance. But that is a separate subject altogether.

The hotel industry needs to look at the market and adapt their product to suit the new and everchanging market demands instead of lobbying for government protection. If I opened a small convenience store and a couple years later, a large supermarket company opened across the street and threatened my business, would I be afforded a Parliamentary inquiry in order to protect my business? I think not.

I trust that our government will do the right thing and insist that existing regulations be used as the means to monitor the private short-term market and not create a bureaucratic nightmare.

Best Regards,